070.0	0001	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,300 / 847,300
					USE VALUE:	847,300 / 847,300
					ASSESSED:	847,300 / 847,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINK DAVID M
Owner 2:	FERREIRA LYNN A
Owner 3:	
Street 1:	99 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CLARK DAVID S/ETAL -
Owner 2:	SPENCER KATHY JO -
Street 1:	99 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,550 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1944 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7550.000	394,500	300	452,500	847,300
Total Card	0.173	394,500	300	452,500	847,300
Total Parcel	0.173	394,500	300	452,500	847,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.85 | /Parcel: 435.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44687

GIS Ref

GIS Ref

Insp Date 10/08/18

!5987!

PREVIOUS ASSESSMENT

Parcel ID 070.0-0001-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	394,400	300	7,550.	452,600	847,300	847,300	Year End Roll	12/18/2019
2019	101	FV	293,600	300	7,550.	420,200	714,100	714,100	Year End Roll	1/3/2019
2018	101	FV	293,600	300	7,550.	420,200	714,100	714,100	Year End Roll	12/20/2017
2017	101	FV	293,600	300	7,550.	368,500	662,400	662,400	Year End Roll	1/3/2017
2016	101	FV	293,600	300	7,550.	336,200	630,100	630,100	Year End	1/4/2016
2015	101	FV	272,200	300	7,550.	297,400	569,900	569,900	Year End Roll	12/11/2014
2014	101	FV	272,200	300	7,550.	281,200	553,700	553,700	Year End Roll	12/16/2013
2013	101	FV	272,200	300	7,550.	267,700	540,200	540,200		12/13/2012

PRINT

Date	Time
12/10/20	20:48:23

LAST REV

Date	Time
08/12/19	09:16:34

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5987

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARK DAVID S/E	43100-519		6/21/2004		515,000	No	No		
CHENG CHIEH-MIN	25670-2		9/20/1995		233,000	No	No		Y

USER DEFINED

Prior Id # 1:	44687
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	804	Heat App	12,000	C				
9/23/2011	1180	Addition	307,537					BUILD SCREEN PORCH
12/15/1999	843	Re-Roof	4,400					

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
5/3/2012	Info Fm Prmt	BR	B Rossignol
12/12/2008	Meas/Inspect	345	PATRIOT
9/22/2005	MLS	BR	B Rossignol
10/8/1999	Meas/Inspect	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7550		Sq. Ft.	Site		0	70.	0.86	12									452,549						452,500	

Total AC/HA: 0.17332 | Total SF/SM: 7550 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 452,549 | Spl Credit | Total: 452,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.19012344
Const Adj.:	1.00739920
Adj $ / SQ:	125.888
Other Features:	119432
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413509
Depreciation:	19021
Depreciated Total:	394487

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

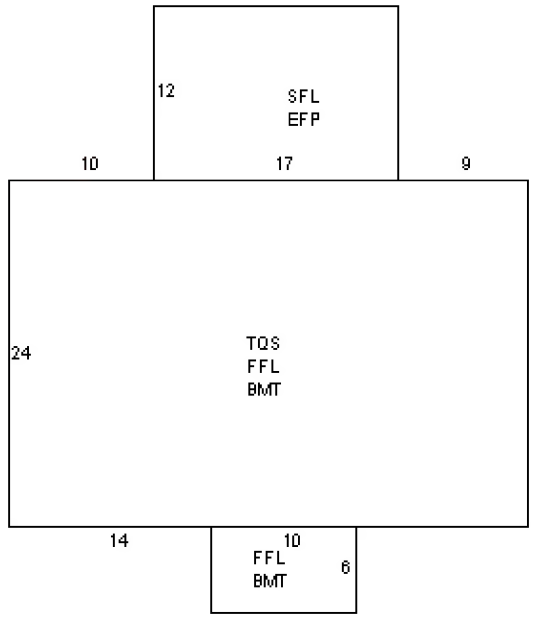
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	125.89
Special Features:	0	Val/Su Net:	115.76
Final Total:	394500	Val/Su SzAd	202.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	37.770	34,896
FFL	First Floor	924	125.890	116,320
TQS	3/4 Story	648	125.890	81,575
EFP	Enclos Porch	204	40.870	8,338
SFL	Second Floor	204	125.890	25,681
FAD	Addition	168	125.890	21,149
OSP	Screen Porch	168	29.170	4,900
STG	Storage	168	7.240	1,217
	Net Sketched Area:	3,408	Total:	294,076

Size Ad	1944	Gross Are	3624	FinArea	1944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0001-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	1960	6.00	T	40.8	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300

IMAGE

AssessPro Patriot Properties, Inc